GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

APTIDCO- Providing Houses to Houseless poor in Capital City - Construction of 5,024 houses in Amaravati, CRDA under Affordable Housing in Partnership (AHP) component of "Pradhan Mantri Awas Yojana – Housing for All (Urban)" – Administrative sanction of Unit Cost and Project Cost – Accorded.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (UH) DEPARTMENT

G.O.Ms.No.213. **Dated: 24.05.2017**

Read the following:-

1. G.O.Ms.No.149, MA&UD (UH) Department, dated:15.04.2017.
2. From the Managing Director, APTIDCO, Vijayawada Letter No.72/PMAY (Urban)/AS/2017 dated 22.05.2017.

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O R D E R:-

In the reference 1st read above, Government have accorded Administrative sanction for construction of 1,20,950 EWS houses including 5786 houses sanctioned under Hud Hud Cyclone project under PMAY –HFA(Urban) in 3 models in 37 ULBs with Central Assistance of Rs.1.50 Lakhs and State Government assistance of equal share of Rs.1.50 Lakhs in addition to providing land owned by ULB/ Government at free of cost and also approved EPC tendering system on e-procurement platform for the projects with shear wall technology.

2. In the reference 2nd read above, the MD, APTIDCO has informed that the Commissioner, CRDA, Amaravati has reported that as a part of Land Pooling scheme, the Government have announced to provide housing for the houseless poor in capital city area and that the CRDA has conducted a detailed Socio Economic Survey in the capital city area and it has been identified that about 7000 families do not have pucca houses and they are residing in temporary houses in encroached lands and as tenants. In a review meeting on 04-05-2017, it has been decided to construct about 5000 houses in about 10 locations spread across the capital city area under Pradhan Mantri Awas Yojana (PMAY) and the APCRDA has identified 10 parcels of land and also proposed to construct the houses in the following categories :

S.No	Size	No.of Houses
1	430 Sft	2500
2	365 Sft	1500
3	300 Sft	1000
	Total	**5000**

3. The MD, APTIDCO has also reported that in the said meeting, the Commissioner, CRDA, Amaravati has suggested to built Cellar+7 structures, since the foundation cost in the capital city is high, as it requires pile foundation, to maximize the economic value of the pile foundation. In the said meeting, it has also been decided that the CRDA shall hand over 50 acres of land located in 10 different locations to APTIDCO to carry out construction of 5000 houses under Pradhan Mantri Awas Yojana (PMAY). The Director (Land and Social Development), APCRDA shall provide the list of beneficiaries and tie up with Banking institutions. It has also been decided to construct 992 houses with 300 Sft, SBA ,1536 houses with 365 Sft and 2496 houses with 430 Sft under G+3 Pattern with Shear wall (Monolithic Technology) in 10 locations at CRDA, Amaravati with the following unit cost and Project cost that was prepared based on Shear wall (Monolithic) Technology with current SSR rates 2016-17 :

Sl No	Pattern	No. of Houses	SBA in SFT	Sft Rate incl. Int. Infra & taxes in Rs.	Avg. Unit Cost incl.Int. Infra & taxes Rs. In lakhs *	Project Cost (Rs. in Cr.)	GoI Subsidy to be availed per unit Rs. In lakhs	GoAP Subsidy to be provided Per unit Rs. In lakhs	Average Beneficiary Contribution per unit Rs.in lakhs	
									upfront	Bank loan
1	G+3	992	300	1913	5.74	56.94	1.50	1.50	0	2.88
2	G+3	1536	365	1809	6.60	101.38	1.50	1.50	0.50	3.47

3	G+3	2496	430	1739	7.48	186.70	1.50	1.50	1.00	3.96
	Total	**5024**				**344.97**				

- The above average unit cost is exclusive of External & Social infrastructure facilities.

4. The MD, APTIDCO has also proposed to call tenders for civil and internal infrastructure facilities (such as Electrical, Plumbing, Water supply works) of houses. The Administrative sanction for providing External and Social infrastructure will be obtained separately after assessing the requirement in the area/layout and the actual expenditure incurred will be added to the unit cost. The details of unit cost and project cost for civil and internal infrastructure facilities (such as Electrical, Plumbing, Water supply works) of houses have been worked out as the estimates prepared based on Shear wall (Monolithic) Technology with current SSR rates 2016-17.

5. The MD, APTIDCO has therefore requested the Government to accord Administrative sanction to the above Unit costs and also to total Project cost of **Rs. 344.97 Cr** as the estimates were prepared adopting 2016-17 SSR Rates for Shear wall (Monolithic) Technology for carrying out civil and internal infrastructure facilities (such as Electrical, Plumbing, Water supply works) of houses in G+3 pattern for the **5,024** houses with a completion period of Fifteen months (15) in Amaravati, CRDA of Andhra Pradesh.

6. Government after careful examination of the matter, hereby accord administrative sanction for taking up 5,024 houses in three sizes in G+3 pattern with Shear wall (Monolithic) Technology for carrying out civil and internal infrastructure facilities (such as Electrical, Plumbing, Water supply works) as referred under para 3 above with the unit cost as mentioned against each type of house with a total Project cost of Rs **344.97 Cr** for Providing Houses to Houseless poor in the capital city area.

7. The Managing Director, APT Township & Infrastructure Development Corporation Limited shall take necessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Managing Director, APTIDCO, Vijayawada.
The Commissioner, APCRDA, Vijayawada.
The Director (Land and Social Development), APCRDA, Vijayawada.
Copy to:-
The OSD to Hon'ble Minister (MA).
The PS to Prl.Secretary to Govt., MA&UD Department.
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER